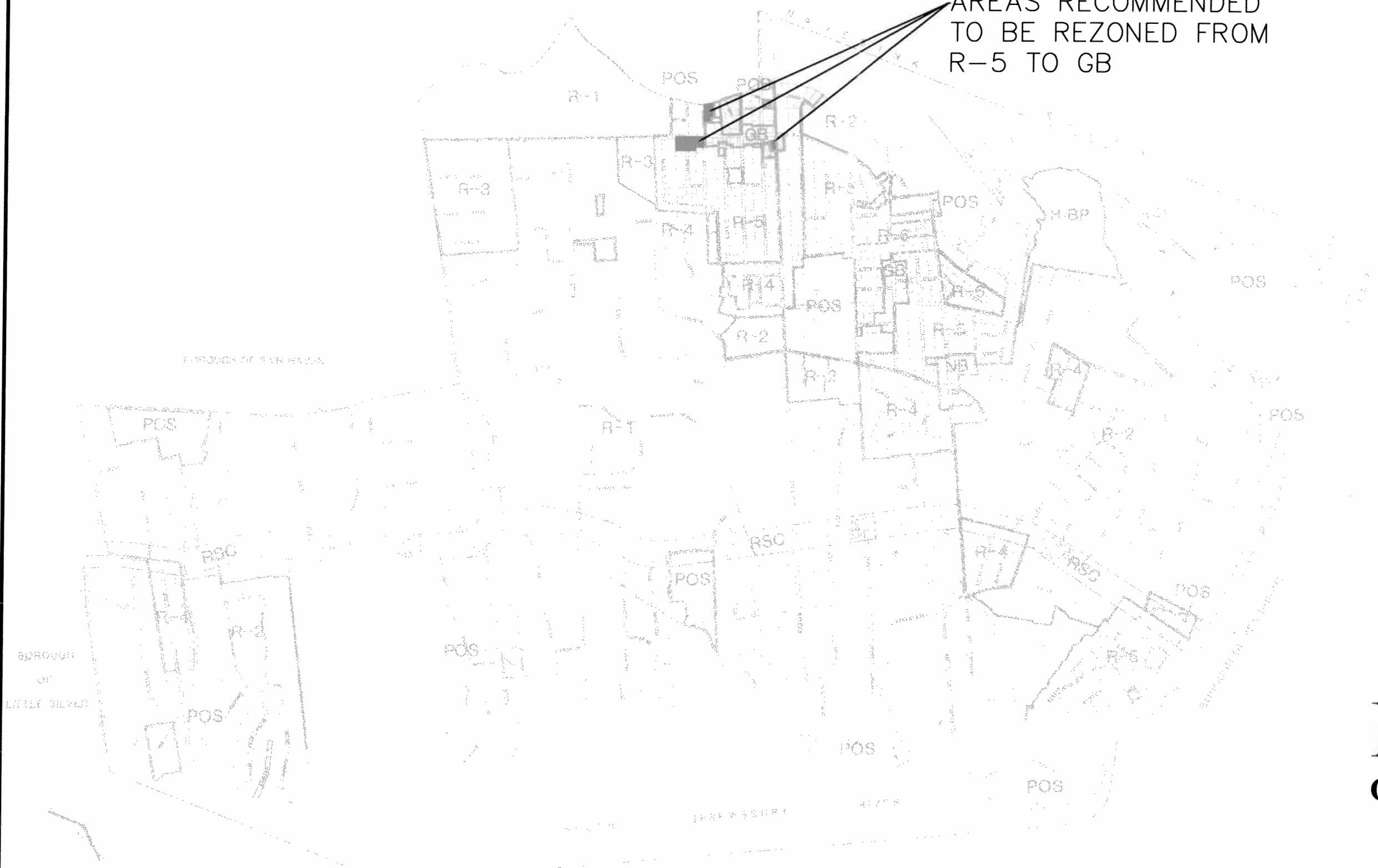


**BOROUGH OF RUMSON**  
**MONMOUTH COUNTY, NEW JERSEY**

AREAS RECOMMENDED  
TO BE REZONED FROM  
R-5 TO GB



**ZONE DISTRICTS**

- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Single Family Residential
- R-4 Single Family Residential
- R-5 Single Family Residential
- R-6 Single Family Residential
- POB Professional Office Building
- GB General Business
- NB Neighborhood Business
- H-BP Historic - Barley Point
- POS Public Facilities and Open Space

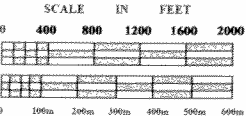
District Regulations are contained  
in Article Five of the Borough of  
Rumson Development Regulations

Original Map Prepared December 6, 1989  
Last Revised December 19, 2002

**Figure 1**  
**October 2012**

**NOTE:** BASE MAP SUPPLIED BY MONMOUTH COUNTY PLANNING BOARD  
REVISED BY T&M ASSOCIATES - APRIL 1988

**RSC:** RUMSON ROAD SCENIC ROADWAY, MONMOUTH COUNTY SCENIC ROADWAY PLAN (2001)



# EXHIBIT 1

## New Jersey State Plan Policy Map

### Planning Areas

Borough of Rumson  
Monmouth County, New Jersey

#### State Plan Areas by Type

- METROPOLITAN (PA-1)
- ENVIRONMENTALLY SENSITIVE (PA-5)
- ENV. SENSITIVE BARRIER ISLAND
- STATE PARK
- COUNTY PARK
- CEHS (Critical Environmental Historic Site)
- Roads
- Municipal Boundaries
- Water Features



1000 0 1000 2000 Feet

Prepared by:

**TM**  
ASSOCIATES

November 2002

Sources: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized; U.S. Census Bureau TIGER files(2000).

**ZONING MAP**

Adopted by Mayor and Council

\_\_\_\_ MAYOR

\_\_\_\_ BOROUGH CLERK

Gary Sammon

"I certify that this is the Official Zoning Map of the Borough of Rumson, New Jersey, referred to in the Ordinances of the Borough of Rumson, New Jersey."

**BOROUGH OF RUMSON**

MONMOUTH COUNTY, NEW JERSEY

**EXHIBIT 2**  
**Proposed Rezone Area Map**






**ZONE DISTRICTS**

- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Single Family Residential
- R-4 Single Family Residential
- R-5 Single Family Residential
- R-6 Single Family Residential
- POB Professional Office Building
- GB General Business
- NB Neighborhood Business
- POS Public Facilities and Open Space
- RSC Rumson Road Scenic Corridor Overlay District

The Schedules of District Regulations are contained in Article Five of the Borough of Rumson Development Regulations.

Prepared December 6, 1988

**Proposed Zone Districts**

-  R-1A (4.0 Acres)
-  R-1B (3.0 Acres)
-  R-1C (2.5 Acres)
-  R-2A (2.0 Acres)
-  R-1 (1.5 Acres)

Ⓐ Corresponds to Master Plan Area to be Rezoned

BOROUGH OF  
LITTLE SILVER

BOROUGH OF FAIR HAVEN

NAVESINK  
RIVER

SHREWSBURY  
RIVER

NOTE: BASE MAP SUPPLIED BY MONMOUTH COUNTY PLANNING BOARD  
REVISED BY T&M ASSOCIATES-APRIL 1988

**T&M** ASSOCIATES  
CONSULTING ENGINEERS  
P.O. BOX 628 RED BANK

